

This Instrument Prepared By:
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Birmingham, Alabama 35216

Send Tax Notice To:

Pam Walters
1062 Highway 72
Prichard, AL
35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty-Seven Thousand Five Hundred and No/100 Dollars (\$37,500.00), to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, RANDALL H. GOGGANS, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto PAMELA R. WALTERS and RICHARD LEWIS RYER (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of High Hampton Estates, as recorded in Map Book 20, Page 84, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) Declaration of Restrictive Covenants for High Hampton, as recorded in Instrument #1995-33379, in the Probate Office of Shelby County, Alabama; (3) Restrictions and limitations to single-family residential construction as set out on the plat to be recorded; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 175, Page 214 in Probate Office; (5) Agreement and grant of easement as set out by Instrument #1994-06147 in Probate Office; (6) Unrecorded easements for power and tower lines, including telephone lines on, over and across said lands, including the easements described in instrument from Kimberly-Clark Corporation to Alabama Power Company dated September 18, 1969, from Belcher Family to Alabama Power Company dated November 18, 1965, and Condemnation for rights in that certain case in which the final decree was rendered on February 4, 1966 in the Probate Office of Shelby County, Alabama, as well as other unrecorded easements for lines across subject property in Power Company dated November 18, 1965, and Condemnation for rights in that certain case in which the final decree was rendered on February 4, 1966 in the Probate Office of Shelby County, Alabama, as well as other unrecorded easements for lines across subject property in said Section 17 that is not granted in the easements herein mentioned; (7) Mineral and mining rights and rights pertaining thereto, including rights set out in Instrument recorded as Instrument #1994-41699 in Probate Office.

The property conveyed herein is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantees, their successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated

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above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, RANDALL H. GOGGANS, has hereunto set his hand and seal, this the 23 day of OCTOBER, 1995.

Randall H. Goggans
Randall H. Goggans

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RANDALL H. GOGGANS, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 23 day of OCTOBER, 1995.

[Signature]
Notary Public
My Commission Expires: 3.1.96

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